

**James, Karen**

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**From:** Nick Carrera <mjcarrera@comcast.net>  
**Sent:** Thursday, September 18, 2025 11:02 PM  
**To:** Council Members; County Executive  
**Cc:** Planning Commission  
**Subject:** Suggestions for 9/25 meeting on data centers

[EXTERNAL EMAIL]

**Noise** was a contentious issue tonight (9/18). Maybe all the criticism was valid, but I for one had no idea what sound we were even talking about. Here's a suggestion, and Mike Kuykendall might need to help. Make a recording of sounds at a data center, to include sound expected when generators are being exercised. Set up speakers at a distance from the entrance to St. Joseph, with the sound meter near the entrance to the church, along with a sign explaining what people are hearing. Adjust the speaker output so the meter measures an honest 55 dB (is that the canonical number). During the later discussion in the church, people will have a realistic idea what sound level we're talking about. Some might find it lower than they'd feared.

**Overlay** tonight seemed misunderstood. Explain that the overlay is needed to establish and limit where data centers may be located. All that should be at issue is what specific areas the overlay will cover. Project a picture of the overlay map that was submitted for state consideration. Be sure to indicate the part that is, in a sense, already vulnerable for data centers, because it was bought by Quantum Loophole for that purpose.

**Well issues.** This strikes me as a toughie. It would have been far-seeing, had Quantum done a thorough well survey before any earth disturbance was done, to get a baseline. It might still be useful to do such a survey now, to try to get an idea what changes are occurring because of the construction work. It would be a good PR move for the data center builders to make free remediation for those wells that are or will be affected. It may be useful, if true, to stress that the well problems are related to construction, and may fade when that is done.

**Net Financial benefit.** This continues to be a serious weak link in the county's case for data centers. When the issue comes up, have figures from the MuniCap study on how much financial revenue the county might realize from imposing different levels of personal property tax. Be realistic regarding chances of state approval. And have ideas on how the money would be spent. As I hope you are aware by now, you are vulnerable in not having gotten Sage to do a study of the NET financial benefit to the county. You won't manage that now in a week's time -- or maybe you could, if you paid attention to the cost figures and methodology done by Blanca and Steve Poteat. At the very least you should not go on pretending that data centers will be exclusively gravy. There will be costs, even severe costs. Continuing to ignore them erodes your credibility.

You really should get MDE and Catellus to come.

Following these suggestions will not eliminate contention at the meeting, but they could make it better focused and relevant.

Nick Carrera, 2602 scenic Thurston Road

**James, Karen**

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**From:** Gaines, Kimberly  
**Sent:** Thursday, September 18, 2025 11:24 AM  
**To:** James, Karen; Planning Commission  
**Subject:** FW: request to include 5090 Mountville Road in CGA  
**Attachments:** 0020-0120.tif

Karen – Would you please include this request in the next batch of CDI-OZ comments to the Planning Commission. Thank you!

Best,

Kimberly Gaines  
Livable Frederick Director  
[kgaines@frederickcountymd.gov](mailto:kgaines@frederickcountymd.gov)  
(301) 600-1144

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**Livable Frederick Planning and Design Office**

<http://www.frederickcountymd.gov/livablefrederick>

30 North Market Street  
Frederick, MD 21701  
(301) 600-1138



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**From:** VCRE | Tony C. <tonyc@vcre.com>  
**Sent:** Sunday, September 14, 2025 2:08 PM  
**To:** Superczynski, Denis <DSuperczynski@FrederickCountyMD.gov>; Gaines, Kimberly <KGaines@FrederickCountyMD.gov>  
**Cc:** Tim Harwood <tim@fhprop.com>; billy.fee@jaydeug.com  
**Subject:** request to include 5090 Mountville Road in CGA

**[EXTERNAL EMAIL]**

Hello Denis and Kimberly,

Please accept this email as a formal request on behalf of my clients, FH Properties, LLC, to include their property in the Eastalco CGA.

See attached sdat and plat for the subject property.

The property is currently served by a well and septic, and the principal reason for this request is to better align with the long-term goals of the Frederick County Health Department and someday hook the property up to public water and sewer.

I do not represent any of the neighboring properties, which are currently zoned LI, but it is my professional opinion that, given the soil types in this area and for the same reason as my clients (to align with the FC Health Department), all the LI parcels at the intersection of Ballenger and Mountville should be included in the CGA.

Please confirm receipt of this email and the request from my clients.

Best regards,



**Tony "C" Checchia**  
Broker/Owner, [VCRE.CO](http://VCRE.CO)

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FC-OED-"Dealmaker of the Year 2018, 2020 & 21" FCAR-Realtor of the Year 2022

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[tonyc@vcre.co](mailto:tonyc@vcre.co)

50 Citizens Way, Suite 203, Frederick, MD 21701

f: 240.668.6822

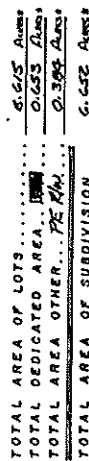


**Book a meeting**

"The best time to plant a tree was 20 years ago. The second best time is now." - Old Chinese proverb.

Case Mon  
Case - Mon.  
Case. Mon.  
Case. Mon.

NOTE TO THE CLERK OF THE COURT:  
THIS PLAN COMPARES WITH AGENUS II,  
SECTION 38A-21, 3rd-SECTION (3)(b)  
OF FREDERICK COUNTY JUVENILE  
RECORDS.



GUARANTEE OF IMPROVEMENTS  
APPROVED  
DATE 5-29-79 RLS

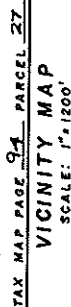
3. The Frederick County Health Dept. reserves the right to require that water wells be drilled and a well completion certificate be submitted by the driller which notes a water yield suitable for domestic purposes, prior to Health Dept. approval of building and sewerage permits.

2. There must be gravity flow of sewerage to the entire septic area.
3. No buildings, wells or drives are allowed in the septic area.
4. A 6 ft. drainage and utility easement is reserved along all lot lines.

COUNTY PLANNING COMMISSION  
Richard E. Goodman  
CHAIRMAN, TOWN OF

APPROVED ~~PROVIDER~~ COUNTY  
DEPARTMENT OF HEALTH

Markle 2, Schmitt, Inc.  
Approve Authority

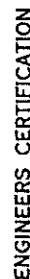


We (1) James C. Thomas Jr. and Barbara B. Thomas, owner(s) of the property shown and described herein, hereby adopt this plan of subdivision, and in consideration of the approval of this Final Plat by the Planning Commission, establish the minimum building restriction lines; and dedicate the streets, walkways, and other easements to public use, unless otherwise noted on this plat.

We (I) certify that there are no suits, actions of laws, mortgages, trusts, assignments, or rights-of-way affecting the property included in this application of subdivision, except as herein indicated: Nonepage Held by E.M. Beck, and that the requirements of the Annotated Code of Maryland, Real Property Book, Title 3, Subtitle 1, Section 3-106, 1974 Edition, and as enacted or amended so far as it may concern the making of this application and the setting of monuments and markers have been complied with.

5-18-79  
Date  
5-18-79

The owners have sworn to and subscribed to this 3rd



I hereby certify that the Final Plat shown hereon is correct; that it is a subdivision of 100 Acres of land the lands conveyed, by Wm. Thomas, Jr. and Mary Thomas, to Joseph C. Dargatz & Thomas, Jr. by deed dated June 27, 1923, and recorded in the Land Records of Deed Book 27, p. 173, of Folio 292.

And that the requirements of the 1917 Code of Maryland, Land Property Book, Title 3, Subtitle 1, Section 2-108, 1917 Edition, and Section 2-108 amended to this far as it may concern the making of this plat and the recording of the same and the owners and mortgagors have been complied with.

Notary Public for Maryland

*(Signature)*

My Comm. Expires Dec 1925



LECTION DISTRICT: BUREVSTON - 1

PRELIMINARY/FINAL  
SUBDIVISION REPORT

BALLENGER INDUSTRIAL P

SECTION I - Lot 2  
SITUATE BALLINGER GREEN FARM & MOUNTAIN ROAD  
FREDERICK COUNTY, MARYLAND

**ROTHENHOEFER ENGINEERS**  
102 WEST CHURCH STREET

Thomas C. Thomas, Jr.

Abdominal MD 21210